



Presents

# ABERFOYLE VILLAGE



WELCOME HOME!

Juliana McPherson

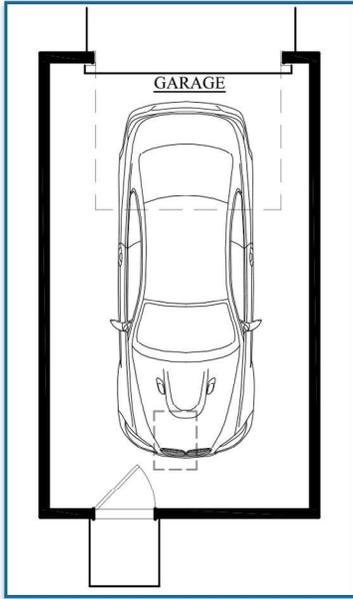
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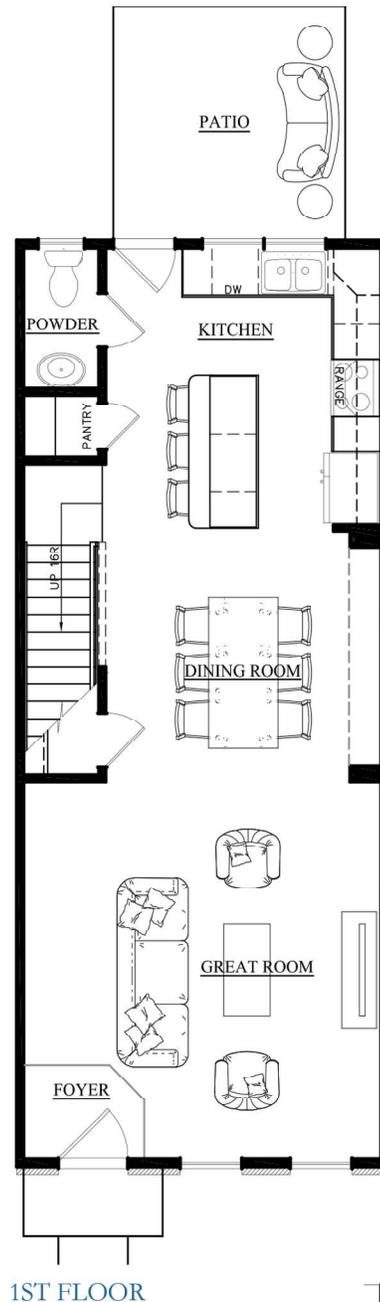
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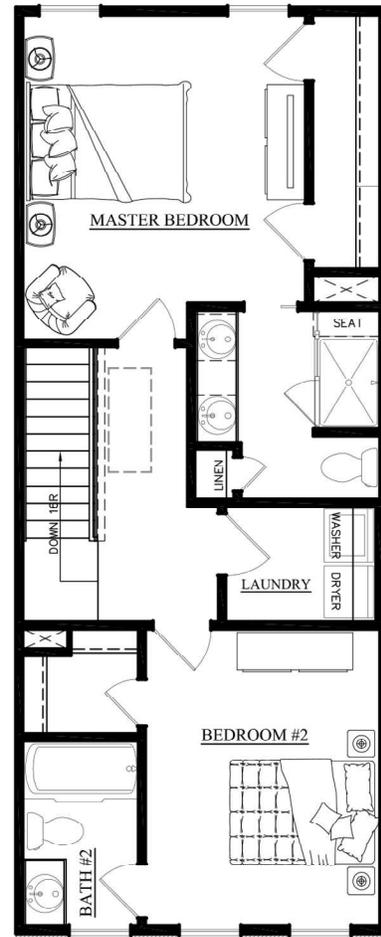




DETACHED 1-CAR GARAGE



1ST FLOOR



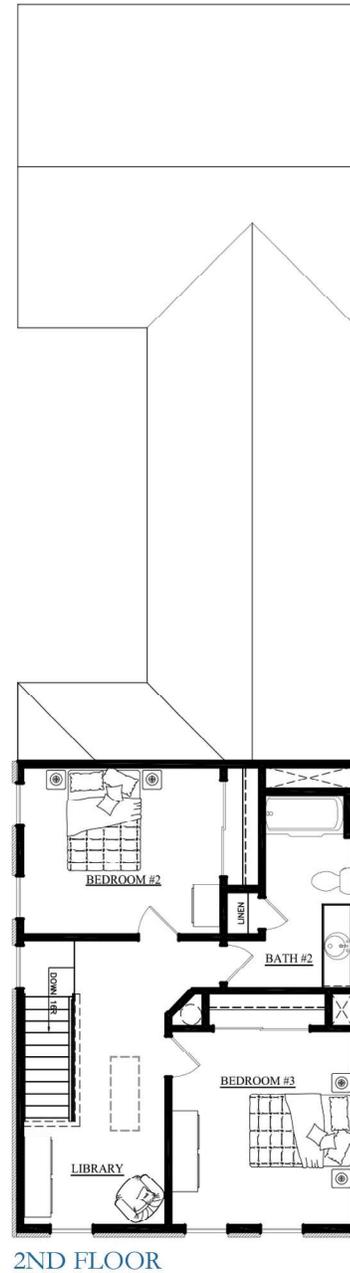
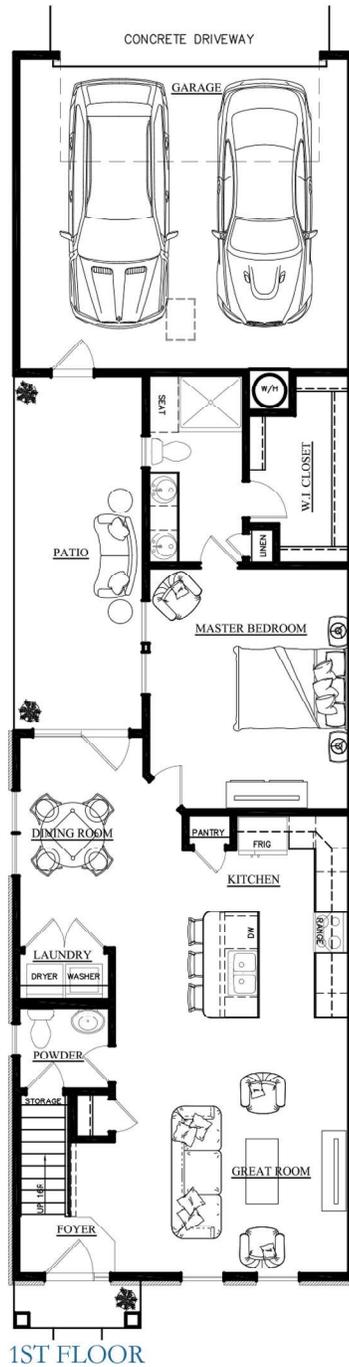
2ND FLOOR

ELEVATION 2- WINDOWS

WELCOME HOME!

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## Included Features - Aberfoyle

### ENERGY EFFICIENT FEATURES

- **Lennox 14 SEER** high performance heat pump helps heat and cool your home with less electricity
- Third party performance verification to ensure minimal home leakage exceeding DOE standards
- **Honeywell** zoned HVAC system per plan
- **Rheem** 50 gallon electric water heater
- **Ply Gem** Low-E2 glass and bronze colored vinyl windows help insulate your home and reduce maintenance costs
- Energy sealed/caulked perimeter of home
- House wrap and sealed exterior of home
- R-13 wall and R-30 ceiling insulation
- 2-HR fire-rate (U-336) assembly between every residence with sound deadening insulation

### INTERIOR FEATURES

- Durable **Sherwin Williams low VOC** flat paint on walls and Semi-gloss on Trim
- Smooth finish flat walls and ceilings
- Crown molding in Foyer, Great Room, Dining Room and Kitchen
- **Mohawk** Engineered Wood flooring in Foyer, Kitchen, Great Room, Dining and Powder Bath
- Durable **Mohawk** carpet in a wide selection of colors
- 3/4" baseboards throughout home
- 9' ceilings on first and second floor
- All closets feature ventilated shelving with integral rod
- Open oak railing on the first floor with wrought iron balusters
- Decorative 2 panel interior doors throughout
- Attic pull down stairs (per plan)
- **Kwikset** Satin nickel lever style interior door hardware
- **Progress** LED Ceiling Lighting in Kitchen and Halls (per plan)

### BATH FEATURES

- Adult Height vanities in all baths
- **Moen** chrome faucets
- Hall Baths feature solid **Vikrell** tub and shower with molded-in shelves
- Master Bath includes a walk-in shower with ceramic tile surround and fiberglass pan (per plan)
- Pedestal sink in all Powder Baths with satin nickel faucet
- Engineered marble vanity tops with undermount sink in Master and Hall Bath
- **Mohawk** Ceramic tile flooring in Hall, Master Bath and Laundry
- Water conserving elongated commode
- Spacious linen closets per plan
- **Moen** Posi-temp pressure balance valve in all shower areas

### KITCHEN FEATURES

- Beautiful Kitchen with abundant cabinet space and separate pantry per plan. 42" maple cabinets
- Elegant 3cm Granite Countertops with undermount 60/40 stainless steel sink
- **Moen** satin nickel faucet with pull out spray head
- **Pendant lights (2)** over the bar (per plan)
- Ice maker connection for refrigerator
- **Moen** 1/3 horsepower garbage disposal
- **Frigidaire** - smooth radiant self-cleaning range, high-efficiency, quiet wash multi-cycle dishwasher and built in microwave

### ELECTRICAL FEATURES

- Telephone prewires – 1 standard
- Cable TV prewires – 3 standard in Living Room and Master Bedroom
- Elegant **Progress** lighting with overhead lights in all bedrooms
- Carbon monoxide and smoke detectors with battery back-up

### EXTERIOR FEATURES

- Warm, richly appointed elevations featuring Brookline's innovative designs
- Fiberglass insulated entry door with satin nickel handle set
- Two exterior frost resistant water faucets
- Two exterior weather resistant GFI electrical outlets
- Stem wall foundation
- **"Color Plus" James Hardie** fiber cement siding
- **GAF Timberline** self-sealing architectural 30-year black roof shingles
- **Brick** per plan and elevation
- Professionally designed landscaping
- Exterior lights (per plan)
- 1 or 2 car garage per plan and lot with Garage Door and Opener with 2 Transmitters

### WARRANTY and CUSTOMER CARE

- 2-10 Home Buyers Warranty; 10-year structural, 2-year limited warranty on mechanical systems and a 1-year warranty on workmanship and materials
- Scheduled meetings with your personal builder to assure customer satisfaction
- New Home Orientation 1 week prior to closing to assure total customer satisfaction and understanding of how your home works and a final walk the day of closing
- Termite pre-treat with Bora-Care. With renewable maintenance bond available

**This Community is a Brownfield Development. Please see Sales Associate for more information.**

*A limited selection of optional and upgrade items are available. Brookline reserves the right to substitute materials, appliances or equipment which are substantially equivalent to those listed here. The Model Home includes special decorative upgrades and features that are not included in the Base price of the home. Seller is not responsible for amenities planned therein, and any illustrations or representations regarding improvements are subject to change. Brookline Homes LLC features subject to change without notice. Revised 1/5/2018*